



# 15 Rhiwlas

Thornhill, Cardiff, CF14 9AD

Asking Price £285,000

HARRIS & BIRT



Situated in this popular part of Thornhill, is this delightful semi-detached bungalow which presents an excellent opportunity for those seeking a comfortable and convenient home. With two bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the living spaces. The bungalow also features a loft room, providing additional versatility that can be utilised as a home office, or a creative space to suit your needs.

The property boasts a well-appointed bathroom, ensuring that all essential amenities are readily available. The absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home swiftly.

Situated in a desirable location, this bungalow benefits from the tranquillity of suburban living while remaining conveniently close to local amenities, schools, and transport links. Whether you are looking to enjoy leisurely walks in the nearby parks or explore the vibrant city of Cardiff, this property offers the perfect balance of comfort and accessibility.

In summary, this semi-detached bungalow in Thornhill is a wonderful opportunity for anyone seeking a charming home in a sought-after area. With its appealing features and no chain, it is certainly worth considering for your next move.



## Accommodation

### Ground Floor

#### Hallway 5'5x2'11 (1.65mx0.89m)

Entered via a UPVC obscure double glazed front door, fitted carpet, skirting boards and opening to;

#### Kitchen 10'1x5'5 (3.07mx1.65m)

Wood effect vinyl floor, skirting boards, wall and base units, roll top worksurface, stainless steel sink and draining board with chrome mixer tap, four ring gas hob, electric oven, extractor fan, tiled splash back, space for fridge/freezer, space for washing machine, coving, UPVC double glazed window to the front aspect.

#### Living room / Dining room 16'4x10'6 (4.98mx3.20m)

Entered via the hallway. Fitted carpet, skirting board, coving, contemporary wall mounted electric fire, UPVC double glazed window to the front aspect. Door to inner hallway.

#### Bathroom 6'2x5'5 (1.88mx1.65m)

Vinyl floor, panelled bath with chrome mixer tap, concertina shower screen and electric shower over, vanity wash hand basin, low level wc, towel radiator, tiled walls, UPVC obscure double glazed window to the side aspect.

#### Bedroom One 10'5x8'9 (3.18mx2.67m)

Fitted carpet, skirting boards, UPVC double glazed window to the conservatory.

#### Bedroom Two 10'7x8'1 (3.23mx2.46m)

Fitted carpet, skirting boards, coving, UPVC double glazed door and window to the conservatory.

#### Conservatory 11'9x8'7 (3.58mx2.62m)

Tiled floor, UPVC double glazed windows to the side and rear with leaded top sections, UPVC double glazed French doors to the rear garden.

#### Loft Room 16'0x14'9 (4.88mx4.50m)

Door and stairs from inner hallway, floorboards, storage to eaves and two double glazed Velux skylight windows to the rear aspect.

### Outside

Lawn, side boarders and driveway leading to a garage to the front of the property. The rear garden can be accessed via side gate from the driveway, patio area, lawn area, pedestrian door to a detached garage with an up and over door and power.

### Services

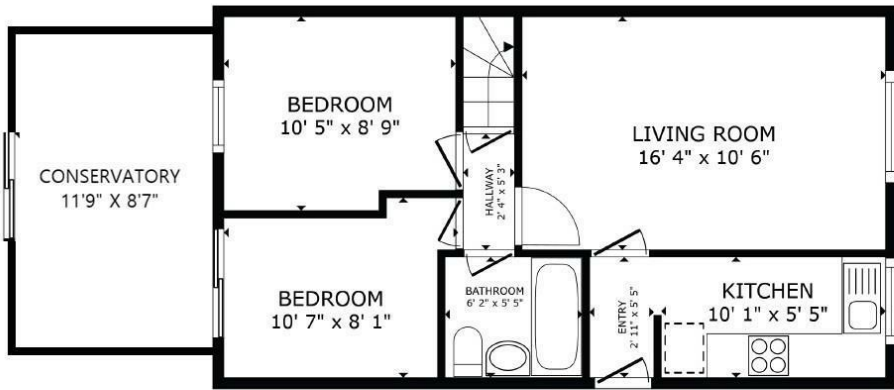
Mains gas, electricity, water and drainage.

### Directions

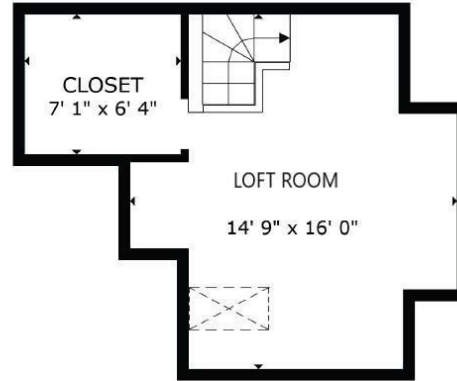
From our office, head north on Caerphilly Rd/A469, at the roundabout, take the second exit onto Excalibur Drive, at the next roundabout, take the 2nd exit and stay on Excalibur Drive, turn right onto Camelot Way, turn right onto Bryn Glas, Turn left onto Rhiwlas and the property will be on the right.







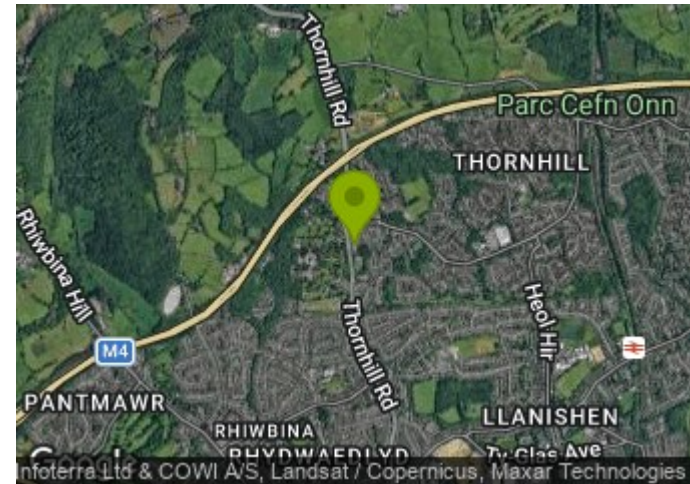
FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA  
 FLOOR 1 584 sq.ft. FLOOR 2 231 sq.ft.  
 TOTAL : 814 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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